

will be used for the Mow Trap and Skat Range, and 30 will be used for the Rifle Range and Archery Trail, be and is hereby DENIED; and, IT IS FURTHER ORDERED that the Petition for Special Exception in Case No. 90-139-SPHA to use the subject property for a shooting range and clubhouse, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and, IT IS FURTHER ORDERED that the Petition for Special Hearing in Case No. 90-139-SPHA to approve the non-density transfer of two (2) 2-acre parcels, each to be combined with an existing lot to form new parcels 1 and 2, the reservation of two dwelling units for new Parcel 5, and the creation of new Parcels 3 and 4, with total density not to exceed the permitted five (5) dwelling units, be and is hereby GRANTED; and, IT IS FURTHER ORDERED that the Petition for Zoning Variance to permit a setback of 0 feet in lieu of the required 2.5 feet for an existing block shed, and a height of 30 feet in lieu of the maximum permitted 15 feet for an existing storage building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceedings at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) prior to the issuance of any permits, Petitioners must obtain the approval of DEPRM as to the location of the dwelling on the lot and the size of the proposed lot. DEPRM may require Petitioners to submit any and all documentation it deems necessary to make its decisions and to promote agricultural preservation of the parcels. The size of the lots may be modified by DEPRM as determined by it to promote

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-139-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 6007 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve this non-density transfer of two (2) 2-acre parcels, each to be combined with an existing lot to form new parcels 1 and 2, the reservation of two dwelling units for new Parcel 5, and the creation of new Parcels 3 and 4, with total density not to exceed the permitted five (5) dwelling units.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
(Type or Print Name) (Type or Print Name)
Address _____ Address _____
City and State _____ City and State _____

Attorney for Petitioner: _____
John B. Howard, Esquire
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Mr. B. Howard
210 Allegheny Avenue
Towson, Maryland 21204
City and State _____
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of Sept. 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of Oct. 1989 at 9:30 o'clock.

J. Robert Haines, Jr.
Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-139-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1.10.1 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve this variance to permit a setback of 0 feet in lieu of the required 2.5 feet for an existing block shed, and a height of 30 feet in lieu of the maximum permitted 15 feet for an existing storage building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceedings at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) prior to the issuance of any permits, Petitioners must obtain the approval of DEPRM as to the location of the dwelling on the lot and the size of the proposed lot. DEPRM may require Petitioners to submit any and all documentation it deems necessary to make its decisions and to promote agricultural preservation of the parcels. The size of the lots may be modified by DEPRM as determined by it to promote

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
(Type or Print Name) (Type or Print Name)
Address _____ Address _____
City and State _____ City and State _____

Attorney for Petitioner: _____
John B. Howard, Esquire
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Mr. B. Howard
210 Allegheny Avenue
Towson, Maryland 21204
City and State _____
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of Sept. 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of Oct. 1989 at 9:30 o'clock.

J. Robert Haines, Jr.
Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-139-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1.10.1 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve this variance to permit a setback of 0 feet in lieu of the required 2.5 feet for an existing block shed, and a height of 30 feet in lieu of the maximum permitted 15 feet for an existing storage building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceedings at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) prior to the issuance of any permits, Petitioners must obtain the approval of DEPRM as to the location of the dwelling on the lot and the size of the proposed lot. DEPRM may require Petitioners to submit any and all documentation it deems necessary to make its decisions and to promote agricultural preservation of the parcels. The size of the lots may be modified by DEPRM as determined by it to promote

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
(Type or Print Name) (Type or Print Name)
Address _____ Address _____
City and State _____ City and State _____

Attorney for Petitioner: _____
John B. Howard, Esquire
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Mr. B. Howard
210 Allegheny Avenue
Towson, Maryland 21204
City and State _____
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of Sept. 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of Oct. 1989 at 9:30 o'clock.

J. Robert Haines, Jr.
Zoning Commissioner of Baltimore County

PARCEL 5
Zoning Description
All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same in the center of Long Green Pike at a point measured south 26 degrees 00 minutes west 100 feet from the intersection of the centerline of Long Green Pike and Glen Arm Road and running thence as the courses are referred to the meridian of the various deeds of the petitioners herein and binding in the center of Long Green Pike, South 26 degrees 00 minutes west 270 feet, South 17 degrees 15 minutes west 215.62 feet, South 23 degrees 45 minutes west 561.00 feet, South 4 degrees 00 minutes west 140.42 feet, thence leaving the center of Long Green Pike and running through the lands of the petitioners herein, South 73 degrees 17 minutes 30 seconds west 570.03 feet, South 29 degrees 19 minutes 01 seconds west 385.89 feet, South 2 degrees 03 minutes 02 seconds east 164.65 feet, South 13 degrees 10 minutes 13 seconds west 241.97 feet, South 7 degrees 03 minutes west 1182.72 feet, South 88 degrees 16 minutes east 739.78 feet to the center of the Long Green Pike and running thence and binding in the center of the Long Green Pike, South 2 degrees 00 minutes west 528 feet, South 1 degree 15 minutes west 658.00 feet, thence leaving Long Green Pike and binding in the center of Factory Road, South 2 degrees 00 minutes west 471.90 feet, thence leaving Factory Road and binding on the land of the petitioners herein, North 88 degrees 00 minutes west 355.40 feet, North 37 degrees 45 minutes east 616.75 feet, North 16 degrees 00 minutes west 767.25 feet, North 45 degrees 30 minutes east 350.00 feet, North 18 degrees 30 minutes west 866.30 feet to the east side of Glenarm Road, thence binding on the east side of Glenarm Road in a northeasterly direction 760 feet or less, thence leaving Glenarm Road, South 48 degrees 45 minutes east 745.00 feet, North 13 degrees 30 minutes east 957.00 feet, South 61 degrees 45 minutes east 500 feet, North 37 degrees 45 minutes east 3200 feet more or less and South 51 degrees 47 minutes east 74.25 feet to the place of beginning.

Saving and excepting the right of way of the Baltimore Gas and Electric Company Transmission Line.

Containing 201.0 Acres of land more or less.

Being part of the property of Ida M. Bokhart et al and recorded in Liber R.H.M. Jr. No. 6446 Folio 730.

PARCEL 4
Zoning Description
All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same in the center of Long Green Pike at a point measured southerly along the center of Long Green Pike 3062.79 feet from the intersection of the center of Long Green Pike and Glen Arm Road and running thence and binding in the center of Long Green Pike, South 7 degrees 03 minutes west 591.36 feet, thence leaving the center of Long Green Pike and running through the lands of the petitioners herein, North 88 degrees 16 minutes west 739.78 feet, North 7 degrees 03 minutes east 591.36 feet and South 88 degrees 16 minutes east 739.78 feet to the place of beginning.

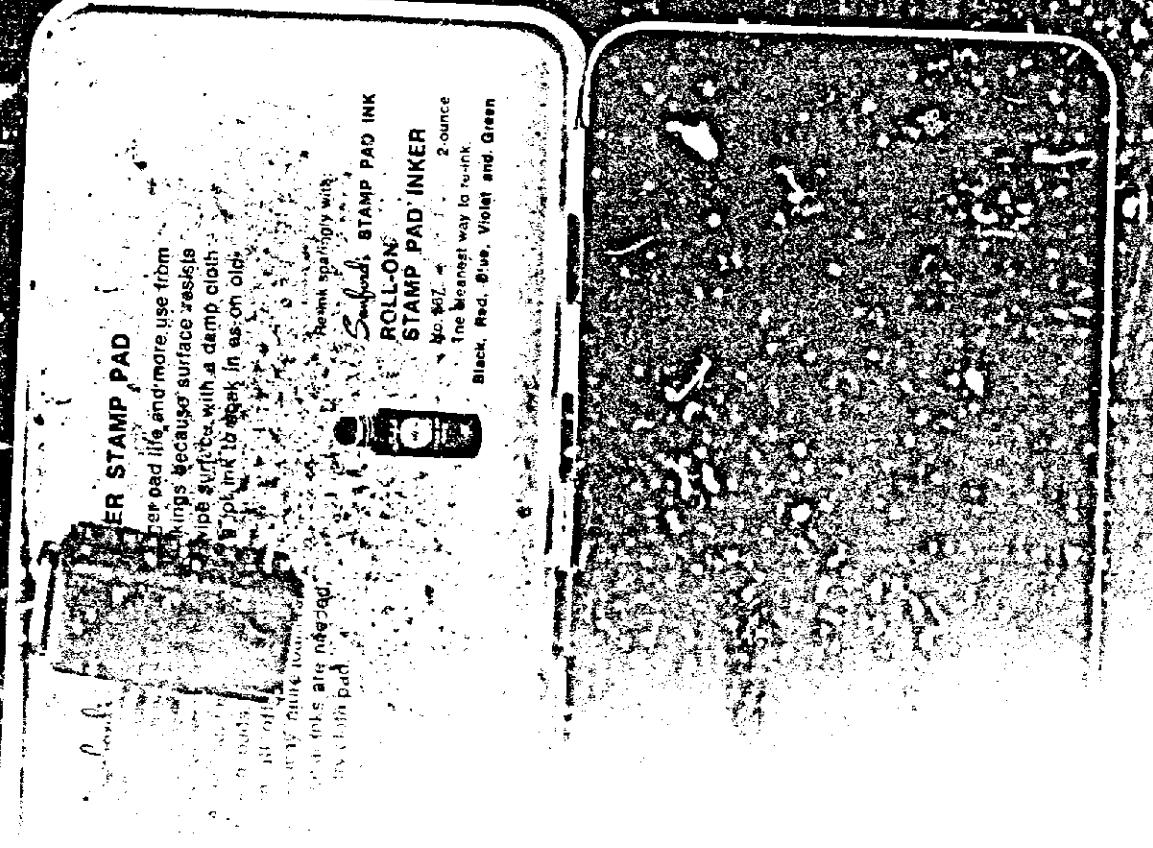
Containing 10 Acres of land more or less.

PARCEL 3
Zoning Description
All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same in the center of Long Green Pike at a point measured southerly along the center of Long Green Pike 2471.43 feet from the intersection of the center of Long Green Pike and Glen Arm Road and running thence and binding in the center of Long Green Pike, South 7 degrees 03 minutes west 591.36 feet, thence leaving the center of Long Green Pike and running through the lands of the petitioners herein, North 88 degrees 16 minutes west 739.78 feet, North 7 degrees 03 minutes east 591.36 feet and South 88 degrees 16 minutes east 739.78 feet to the place of beginning.

Containing 10 Acres of land more or less.

Tracking System
Baltimore County
Zoning Commission
Office of Planning & Zoning
Date: _____ Receipt: _____ Fee: _____
Type: _____ Identification Number: _____
Petitioner: Edbert _____
Property Address: 415 of Long Green Pike, 400' S. of Glen Arm Rd.
Baltimore, Maryland 21204
Baltimore County, Maryland
OFFICE OF FINANCE - RECEIPT DIVISION
RECEIVED BY: _____ DATE: _____



agricultural preservation. Said lots must be used for agricultural purposes.

3) Prior to the subdivision of Parcel 5, Petitioners must obtain approval of DEPRM and the Agricultural Land Preservation Advisory Board as to the location of the dwelling and size of parcel to insure said use promotes agricultural uses. DEPRM and the Agricultural Land Preservation Advisory Board may require Petitioners to submit any and all documentation it deems necessary to make its decisions and to promote agricultural preservation of the parcels.

4) The granting of the relief requested herein is conditioned upon Petitioners agreeing to use Parcels 1, 2, 3, 4 and 5 for agricultural purposes only and presenting evidence of same to DEPRM and the Agricultural Land Preservation Advisory Board. This shall not prevent residences from being placed in accordance with DEPRM's approval.

5) Prior to the issuance of any permits, Petitioners shall file new deeds for each of the parcels, along with a record plat, in the Land Records of Baltimore County. A copy of the recorded deed and record plat for each parcel shall be submitted to the Deputy Zoning Commissioner for inclusion in the case file. The new deeds and plats shall reference this case and set forth and address the restrictions of this Order.

6) Petitioners shall submit to the Deputy Zoning Commissioner within one hundred twenty (120) days of the date of this Order, or prior to recording the record plat, whichever occurs first, a minimum 50-scale survey plan certified by a registered land surveyor depicting the proposed Parcel 1, Parcel 2 and the inclusive Smith, Bressler and Eckhart properties. The plan shall clearly and accurately depict the following: 1) locate all existing buildings to remain in relation to the property lines; 2) identify and confirm the variances setbacks as granted herein; 3) provide the dates of creation of all divisional property lines to remain; and 4) confirm the use for farming or residential and provide the size and height of all buildings to remain.

7) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

- 13 -

PHILIP E. CROSS
JOHN F. ETZEL
WILLIAM G. ULRICH
GORDON T. LANE JR.
DAVID E. RANKINE

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL H. BOLLINGER
FRED H. BOLLINGER
CARL L. GERHOLD

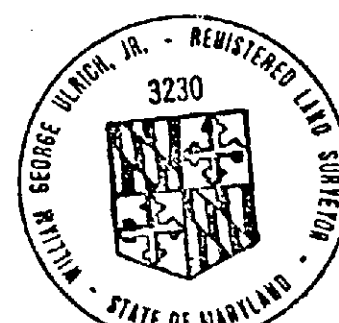
June 28, 1989

Parcel 2
Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same in the center of Long Green Pike at a point measured southerly along the center of Long Green Pike and Glen Arm Road and running thence and binding in the center of Long Green Pike South 7 degrees 03 minutes West 216.43 feet, thence leaving the center of Long Green Pike and running through the lands of the petitioners South 7 degrees 03 minutes West 139.78 feet, North 13 degrees 16 minutes 13 seconds East 244.99 feet, North 85 degrees 27 minutes 16 minutes 13 seconds East 370.48 feet, South 20 degrees 15 minutes East 70.13 feet and South 88 degrees 16 minutes East 316.32 feet to the place of beginning.

Containing 4.0 Acres of land more or less.



William G. Ulrich

PHILIP E. CROSS
JOHN F. ETZEL
WILLIAM G. ULRICH
GORDON T. LANE JR.
DAVID E. RANKINE

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL H. BOLLINGER
FRED H. BOLLINGER
CARL L. GERHOLD

June 15, 1989

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the east side of Glen Arm Road at a point measured northeasterly 340 feet from the intersection of the centerline of Notch Cliff Road with the east side of Glen Arm Road and running thence and binding on the east side of Glen Arm Road in a northeasterly direction, 760 feet, thence leaving Glen Arm Road and binding on the land of the petitioners herein, South 48 degrees 45 minutes East 745.80 feet, North 43 degrees 30 minutes East 957.00 feet, South 61 degrees 45 minutes East 528 feet, South 35 degrees 30 minutes West 1856.25 feet and North 48 degrees 30 minutes West 1504 feet to the place of beginning.

Containing 38.5 Acres of land more or less.



William G. Ulrich

PHILIP E. CROSS
JOHN F. ETZEL
WILLIAM G. ULRICH
GORDON T. LANE JR.
DAVID E. RANKINE

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL H. BOLLINGER
FRED H. BOLLINGER
CARL L. GERHOLD

June 28, 1989

Parcel 1
Zoning Description

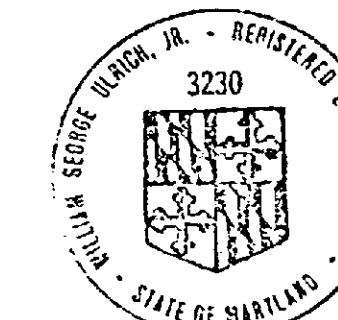
Non Density Transfer

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same in the center of Long Green Pike at a point measured southerly along the center of Long Green Pike 1590 feet from the intersection of the center of Long Green Pike and Glen Arm Road and running thence and binding in the center of Long Green Pike, South 9 degrees 28 minutes West 8.08 feet and South 5 degrees 42 minutes East 275.30 feet, thence leaving the center of Long Green Pike and running through the lands of the petitioners herein, South 73 degrees 00 minutes West 326.60 feet, South 20 degrees 15 minutes East 100.00 feet, South 73 degrees 17 minutes 30 seconds West 115.00 feet, South 20 degrees 15 minutes East 86.95 feet, South 85 degrees 27 minutes 33 seconds West 370.48 feet, North 2 degrees 03 minutes 02 seconds West 164.55 feet, North 29 degrees 19 minutes 01 second East 328.89 feet and North 73 degrees 17 minutes 30 seconds East 570.03 feet to the place of beginning.

Containing 5.79 Acres of land more or less.

Saving and excepting that portion of land lying in the RC-5 zone and shown on the accompanying plat.



William G. Ulrich

PHILIP E. CROSS
JOHN F. ETZEL
WILLIAM G. ULRICH
GORDON T. LANE JR.
DAVID E. RANKINE

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL H. BOLLINGER
FRED H. BOLLINGER
CARL L. GERHOLD

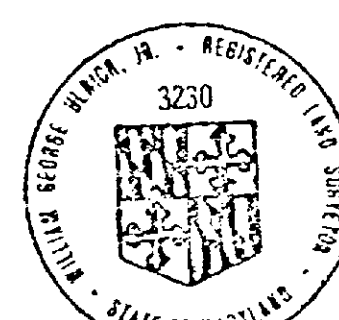
July 15, 1989

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same in the center of Long Green Pike at a point measured South 26 degrees 00 minutes West 400 feet from the intersection of the centerline of Long Green Pike and Glen Arm Road and running thence as the courses are referred to the meridian of the various deeds of the petitioners herein and binding in the center of Long Green Pike, South 26 degrees 00 minutes West 270 feet, South 17 degrees 15 minutes West 218.62 feet, South 23 degrees 45 minutes West 561.00 feet, South 4 degrees 00 minutes West 140.42 feet, South 9 degrees 28 minutes West 8.08 feet, South 5 degrees 42 minutes East 114.18 feet, thence leaving the center of Long Green Pike and running through the lands of the petitioners herein, South 73 degrees 17 minutes 30 seconds West 367.28 feet, South 20 degrees 15 minutes East 100.00 feet, South 73 degrees 17 minutes 30 seconds West 115.00 feet, South 20 degrees 15 minutes East 86.95 feet, South 85 degrees 27 minutes 33 seconds West 370.48 feet, North 2 degrees 03 minutes 02 seconds West 164.55 feet, North 29 degrees 19 minutes 01 second East 328.89 feet and North 73 degrees 17 minutes 30 seconds East 570.03 feet to the place of beginning.

Containing 190 Acres of land more or less.



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: December 4, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 2P89-139-SPHA, Item No. 73
Pikesville Sportsman's Club, Inc.

The Petitioner requests Special Hearings on a Variance to permit a caretaker's residence as a necessary accessory use for the Sportsman's Club and required off-street parking calculated at one space per 300 sq. ft.; to permit a reduced setback for a shed and to permit a storage building with a height of 30 feet, in lieu of 15 feet; to approve a non-density transfer of two (2) acre parcels each to be combined with an existing lot to form new parcels No. 1 and No. 2, and the reservations of two dwelling units for new parcel No. 5, and to create new parcel No. 3 and No. 4, with total density not to exceed the permitted five dwelling units.

In reference to the Petitioner's request, staff offers the following comments:

- Regarding the caretaker's house, please refer to the comments offered in Case No. 90-138-SPHX.
- Staff offers no comment regarding the Variance requests.
- O.P.Z. supports the non-density transfer of two acres to new parcels 1 and 2.

- Staff does not support the creation of parcels 3 and 4 as this appears to conflict with maintaining agriculture and will possibly conflict with the proposed gun club.

However, should this petition be granted, staff recommends the following conditions be attached:

- Each parcel should be a maximum of one acre unless a minor increase is necessary to provide for onsite private septic and well systems.
- The parcels shall be located adjacent to parcels 1 and 2.

- The proposed dwellings shall share a common driveway.

Staff does not support the combination of the density from two parcels within liber-folio 2248/153. There is no evidence that this would be consistent with the purpose and intent of the R.C.2 Zone.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK:JL:ggl
2P891395/ZAC1



Baltimore County
Zoning Commission
County Office Building
112 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001 5150
Number

Ne 165

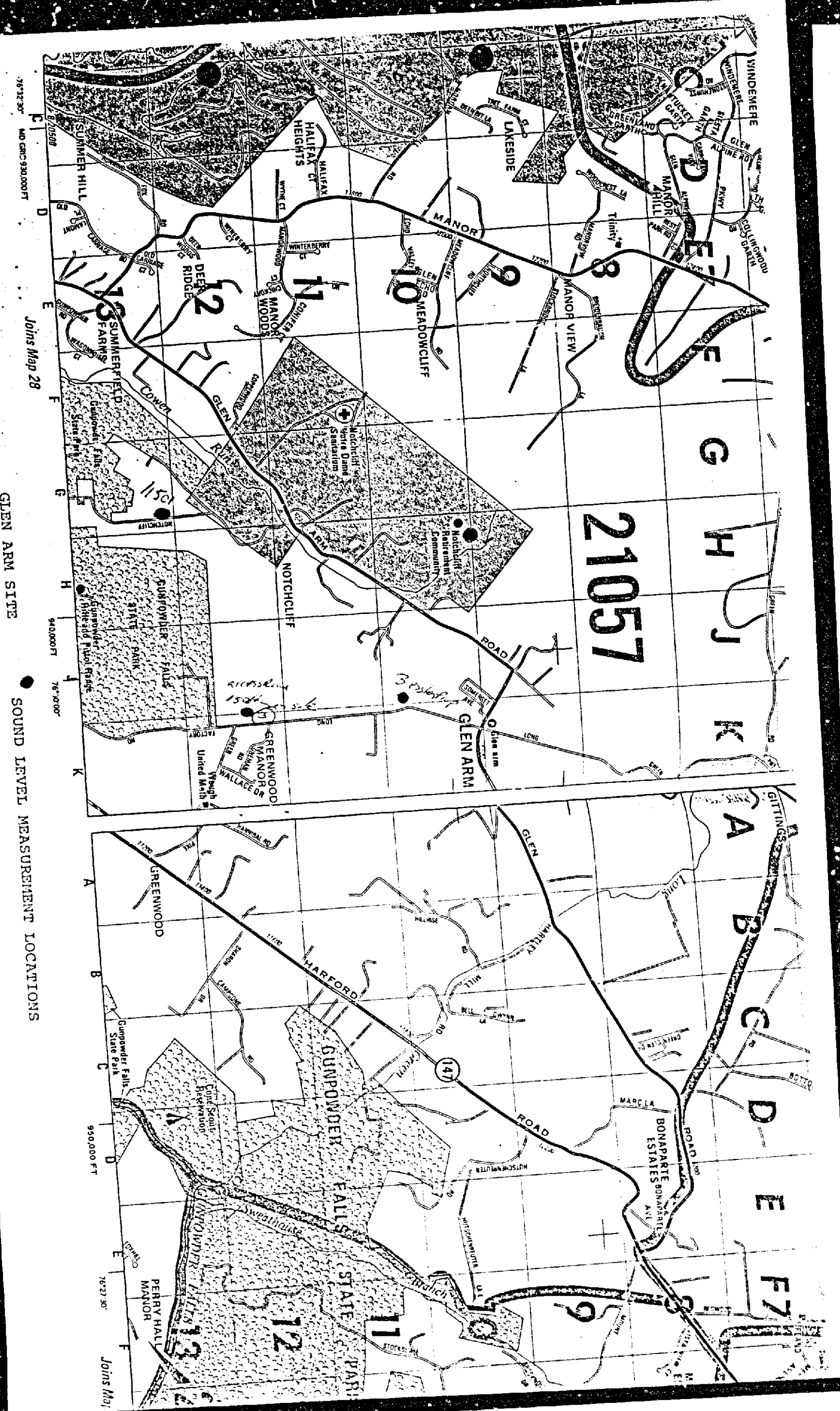
139

Date

Cashier Validation:

8 117*****143678a-0000

Please make checks payable to Baltimore County



VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 8817
TOWSON, MARYLAND 21204
(301) 887-3333
FAX (301) 887-0147

APR 10, 1990

ROBERT A. HOFFMAN

HAND DELIVERED

Ann M. Nastarowicz
Deputy Zoning Commissioner
Office of Planning and Zoning
401 Bosley Avenue
Towson, Maryland 21204

Re: Ida S. Eckhart, et al., Petitioners
Case No. 90-139-SPHA

Dear Ann:

This letter will confirm a brief conference we had regarding Restriction No. 5 of the Findings of Fact and Conclusions of Law in the referenced case. That restriction refers to a requirement for a "record plat" to be recorded in the land records of Baltimore County. You agreed that your intent was to have a plat, approved by the Department of Environmental Protection and Resource Management, filed with the deed on the conveyance of an affected lot.

If this is consistent with your intent, please initial both copies of this letter, place one in your file and please return one to me.

Thank you for your attention to this matter.

Yours truly,
Robert A. Hoffman

RAH:cms

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

Date: November 7, 1989

Dennis F. Rasmussen
County Executive

J. Carroll Holzer, Esq.
Holzer, Maher & Demilo
305 W. Chesapeake Avenue
Suite 105
Towson, Maryland 21204

Re: Case numbers: 90-139-SPHA
Petitioner(s): Ida S. Eckhart, et al

Dear Mr. Holzer:

Please be advised that \$ 50.00 is due for reposting of the above-referenced property.

As you are aware, this matter was postponed per your request. Therefore the reposting fee must be paid by you and/or your clients.

Your anticipated cooperation is appreciated.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY
887-3391

NOTE: If Phase II of the Snow Emergency Plan is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

October 11, 1989

NOTICE OF REASSIGNMENT

Case #s: 90-138-SPH and 90-139-SPHA
WS Long Green Pike, 400' SW c/l Glen Arm Road
11th Election District - 6th Councilmanic
Contract Purchaser(s): Pikeville Sportman's Club
Legal Owners: Ida S. Eckhart, et al

THE ABOVE MATTERS, SCHEDULED TO BE HEARD ON October 24, 1989, HAS BEEN POSTPONED AND REASSIGNED.

THE HEARINGS WILL NOW TAKE PLACE AS FOLLOWS:

TUESDAY, DECEMBER 5, and WEDNESDAY, DECEMBER 6, at 9:30 a.m.

BALTIMORE COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE, ROOM 106
TOWSON, MARYLAND 21204

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

JRH:gs

cc: John B. Howard, Esq.
J. Carroll Holzer, Esq.
Ida S. Eckhart
Evelyn Bressler
Mary, Vernon & Courtney Smith
Patricia A. Cuddy
Carole L. Chambers
Joan B. Dawson
Mr. & Mrs. Bronzort
People's Counsel
File

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-139 SPHA

Date of Posting: 11/17/89

District: 11th

Posted for: Special Hearing & Zoning Variance

Petitioner: Ida S. Eckhart, et al

Location of property: WS Long Green Pike, 400' SW c/l Glen Arm Road, 11th Election District - 6th Councilmanic

Location of Sign: WS Long Green Pike, 400' SW c/l Glen Arm Road, 11th Election District - 6th Councilmanic

Remarks: As per Petitioner's request, a copy of the petition was placed in the County Office Building, Room 304, County Office Building, Towson, Maryland 21204.

Posted by: J. Robert Haines

Number of Signs: 2

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
WS Long Green Pike, 400' S of :
C/L of Glen Arm Rd., :
11th Election District :
6th Councilmanic District :
Ida S. Eckhart, et al., : Case No. 90-139-SPHA
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 25th day of September, 1989, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, Venable, Baetjer & Howard, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

September 13, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-139-SPHA
WS Long Green Pike, 400' S of centerline of Glen Arm Road
11th Election District - 6th Councilmanic
Legal Owners: Ida S. Eckhart, et al
HEARING DATE: TUESDAY, OCTOBER 24, 1989 at 9:30 a.m.

Special Hearing: To approve the non-density transfer of two (2) acre parcels each to be combined with an existing lot to form new parcels #1 and #2; the reservation of two dwelling units for new parcel #4; create new parcel #3 and new parcel #5, with total density not to exceed the permitted 5 dwelling units.

Variances: To permit the block shed a setback requirement of 0 feet in lieu of the required 2-3 feet and to permit the storage building a height of 30 feet in lieu of the permitted 15 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs

cc: Legal Owners

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

Date: 10/13/89

Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

ATTN: BARBARA WHITE

Re: Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-139-SPHA
WS Long Green Pike, 400' S of centerline of Glen Arm Road
11th Election District - 6th Councilmanic
Legal Owners: Ida S. Eckhart, et al
HEARING DATE: TUESDAY, OCTOBER 24, 1989 at 9:30 a.m.

Gentlemen:

Please be advised that \$143.57 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: File

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-139-SPHA
WS Long Green Pike, 400' S of centerline of Glen Arm Rd.
11th Election District - 6th Councilmanic
Legal Owners: Ida S. Eckhart, et al
HEARING DATE: TUESDAY, OCTOBER 24, 1989 at 9:30 a.m.

Special Hearing: To approve the non-density transfer of two (2) acre parcels each to be combined with an existing lot to form new parcels #1 and #2; the reservation of two dwelling units for new parcel #4; create new parcel #3 and new parcel #5, with total density not to exceed the permitted 5 dwelling units.

Variances: To permit the block shed a setback requirement of 0 feet in lieu of the required 2-3 feet and to permit the storage building a height of 30 feet in lieu of the permitted 15 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
NEA/9310 Sheet 27

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-27-89.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zeke Olson
Publisher

P017190
reg. #34207
ca 90-139-SPHA
price \$ 93.57

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-139-SPHA

Date of Posting: 11/17/89

District: 11th

Posted for: Special Hearing & Zoning Variance

Petitioner: Ida S. Eckhart, et al

Location of property: WS Long Green Pike, 400' SW c/l Glen Arm Road, 11th Election District - 6th Councilmanic

Location of Sign: WS Long Green Pike, 400' SW c/l Glen Arm Road, 11th Election District - 6th Councilmanic

Remarks: As per Petitioner's request, a copy of the petition was placed in the County Office Building, Room 304, County Office Building, Towson, Maryland 21204.

Posted by: J. Robert Haines

Number of Signs: 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-139-SPHA

Date of Posting: 11/17/89

District: 11th

Posted for: Special Hearing & Zoning Variance

Petitioner: Ida S. Eckhart, et al

Location of property: WS Long Green Pike, 400' SW c/l Glen Arm Road, 11th Election District - 6th Councilmanic

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Remarks: As per Petitioner's request, a copy of the petition was placed in the County Office Building, Room 304, County Office Building, Towson, Maryland 21204.

Posted by: J. Robert Haines

Number of Signs: 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-139-SPHA

Date of Posting: 11/17/89

District: 11th

Posted for: Special Hearing & Zoning Variance

Petitioner: Ida S. Eckhart, et al

Location of property: WS Long Green Pike, 400' SW c/l Glen Arm Road, 11th Election District - 6th Councilmanic

Location of Sign: WS Long Green Pike, 400' SW c/l Glen Arm Road, 11th Election District - 6th Councilmanic

Remarks: As per Petitioner's request, a copy of the petition was placed in the County Office Building, Room 304, County Office Building, Towson, Maryland 21204.

Posted by: J. Robert Haines

Number of Signs: 2

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 3, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 73, Case No. 90-139-SPHA
Petitioner: Ida S. Eckhart, et al
Petition for Zoning Variance and Special Hearing

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WIMARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Ida S. Eckhart
Ms. Mary M. Smith
Mr. Vernon L. Smith, Jr.
Ms. Courtenay J. Smith
Ms. Patricia A. Cuddy
Ms. Carole L. Chambers

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
6th day of September, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Ida S. Eckhart, et al
Petitioner's Attorney: John B. Howard

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

RECEIVED
SEP 14 1989
ZONING OFFICE

September 12, 1989

Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 73, 74, 75, 76, 77, 78, 79, 80, 81, and 82.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan

MSF/efm

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

September 7, 1989

RE: Property Owner: IDA S. ECKHART
Location: W/S OF LONG GREEN PIKE, 400'S
CENTERLINE OF GLEN ARM ROAD
Item No.: 73 Zoning Agenda: SEPTEMBER 5, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Reinke* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

SEP 16 1989

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: December 4, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 2P89-139-SPHA, Item No. 73
Pikesville Sportsman's Club, Inc.

The Petitioner requests Special Hearings on a Variance to permit a caretaker's residence as a necessary accessory use for the Sportman's Club and required off-street parking calculated at one space per 300 sq. ft.; to permit a reduced setback for a shed and to permit a storage building with a height of 30 feet, in lieu of 15 feet; to approve a non-density transfer of two (2) acre parcels 15 feet; to approve a non-density transfer of two (2) acre parcels each to be combined with an existing lot to form new parcels No. 1 and No. 2, and the reservations of two dwelling units for new parcel No. 5, and to create new parcel No. 3 and No. 4, with total density not to exceed the permitted five dwelling units.

In reference to the Petitioner's request, staff offers the following comments:

- Regarding the caretaker's house, please refer to the comments offered in Case No. 90-138-SPHX.
- Staff offers no comment regarding the Variance requests.
- O.P.Z. supports the non-density transfer of two acres to new parcels 1 and 2.
- Staff does not support the creation of parcels 3 and 4 as this appears to conflict with maintaining agriculture and will possibly conflict with the proposed gun club.

However, should this petition be granted, staff recommends the following conditions be attached:

- Each parcel should be a maximum of one acre unless a minor increase is necessary to provide for onsite private septic and well systems.
- The parcels shall be located adjacent to parcels 1 and 2.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: December 4, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
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However, should this petition be granted, staff recommends the following conditions be attached:

- Each parcel should be a maximum of one acre unless a minor increase is necessary to provide for onsite private septic and well systems.
- The parcels shall be located adjacent to parcels 1 and 2.

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

8/30/89
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 73, Zoning Advisory Committee Meeting of September 5, 1989

Property Owner: *Ida S. Eckhart*

Location: *W/S Long Green Pike, 400'S centerline of Glen Arm Rd.* District: *11*

Water Supply: *private* Sewage Disposal: *private*

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chabroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____, must be _____, conducted.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.
- () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

J. Robert Haines
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

- The proposed dwellings shall share a common driveway.

Staff does not support the combination of the density from two parcels within liber-folio 2248/153. There is no evidence that this would be consistent with the purpose and intent of the R.C.2 Zone.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

FK:JL:gg1
2P89139S/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 2248-139-SPHA, Item No. 73
Pikesville Sportsman's Club, Inc.

DATE: December 4, 1989

The Petitioner requests Special Hearings on a Variance to permit a caretaker's residence as a necessary accessory use for the Sportman's Club and required off-street parking calculated at one space per 300 sq. ft.; to permit a reduced setback for a shed and to permit a storage building with a height of 30 feet, in lieu of 15 feet; to approve a non-density transfer of two (2) acre parcels each to be combined with an existing lot to form new parcels No. 1 and No. 2, and the reservations of two dwelling units for new parcel No. 5, and to create new parcel No. 3 and No. 4, with total density not to exceed the permitted five dwelling units.

In reference to the Petitioner's request, staff offers the following comments:

- Regarding the caretaker's house, please refer to the comments offered in Case No. 90-138-SPHX.
- Staff offers no comment regarding the Variance requests.
- O.P.Z. supports the non-density transfer of two acres to new parcels 1 and 2.
- Staff does not support the creation of parcels 3 and 4 as this appears to conflict with maintaining agriculture and will possibly conflict with the proposed gun club.

However, should this petition be granted, staff recommends the following conditions be attached:

- Each parcel should be a maximum of one acre unless a minor increase is necessary to provide for onsite private septic and well systems.
- The parcels shall be located adjacent to parcels 1 and 2.

Title Summary for Zoning Purposes

#3 on Plat
11910 Long Green
Pike

Evelyn S. Bressler and
William Bressler, her husband

9/11/86
Deed
EHK, Jr. 7269/128

Thomas James Bressler
Debra Jean Bressler, his wife

Debbie Sullivan
Venable, Baetjer &
Howard

Title Summary for Zoning Purposes

#4 on Plat
0.815 Acres
Long Green Road

Ida M. Smith
Ida M. Eckhart (name change through marriage)

5/11/82
Deed
EHK, Jr. 6394/251

Ruth E. Steger

5/11/82
Deed
EHK, Jr. 9394/253

Ida M. Eckhart, for and
during her natural life,
with full power of sale and
upon her death unto
Evelyn S. Bressler

Debbie Sullivan
Venable, Baetjer &
Howard

Title Summary for Zoning Purposes

#5 on Plat
0.527 Acres ±

Evelyn S. Bressler and
William Bressler, her husband

9/11/86
Deed
EHK, Jr. 7269/128

Thomas James Bressler
Debra Jean Bressler, his wife

Debbie Sullivan
Venable, Baetjer &
Howard

Title Summary for Zoning Purposes

#6 on Plat
0.92 Acres ±

Mary M. Smith, widow

Title has not changed since November, 1979

Debbie Sullivan
Venable, Baetjer &
Howard

Title Summary for Zoning Purposes

#7 on Plat
0.286 Acres

Mary M. Smith

Title has not changed since November, 1979

Debbie Sullivan
Venable, Baetjer &
Howard

Title Summary for Zoning Purposes

#8 on Plat
0.466 Acres ±

Mary M. Smith

Title has not changed since November, 1979

Debbie Sullivan
Venable, Baetjer &
Howard

PHILIP K. CROSS
JOHN R. ETZEL
WILLIAM S. ULICH
DOROTHY T. LAMSON
DAVID E. KANERNE

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL H. DOLLEBERG
FRED H. DOLLEBERG
CARL L. GERHOLD

PHILIP K. CROSS
JOHN R. ETZEL
WILLIAM S. ULICH
DOROTHY T. LAMSON
DAVID E. KANERNE

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL H. DOLLEBERG
FRED H. DOLLEBERG
CARL L. GERHOLD

June 15, 1989

Zoning Description

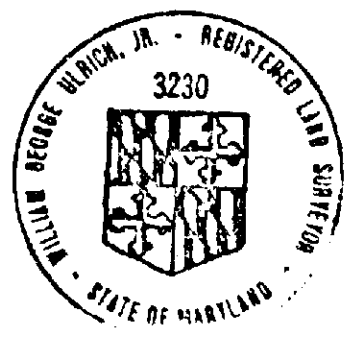
All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same in the center of Long Green Pike at a point measured South 26 degrees 00 minutes West 400 feet from the intersection of the centerline of Long Green Pike and Glen Arm Road and running thence as the courses are referred to the meridian of the various deeds of the petitioners herein and binding in the center of Long Green Pike, South 26 degrees 00 minutes West 270 feet, South 17 degrees 15 minutes West 218.62 feet, South 23 degrees 45 minutes West 561.00 feet, South 14 degrees 00 minutes West 140.42 feet, South 9 degrees 28 minutes West 8.08 feet, South 5 degrees 42 minutes East 114.18 feet, thence leaving the center of Long Green Pike and running through the lands of the petitioners herein, South 73 degrees 17 minutes 30 seconds West 307.28 feet, South 20 degrees 15 minutes East 60.11 feet, South 73 degrees 17 minutes 30 seconds West 115.00 feet, South 20 degrees 15 minutes East 357.08 feet and South 86 degrees 16 minutes East 316.32 feet to the center of the Long Green Pike and running thence and binding in the center of the Long Green Pike, South 7 degrees 03 minutes West 1399.15 feet, South 2 degrees 00 minutes West 528 feet, South 1 degree 15 minutes West 858.00 feet, South 2 degrees 00 minutes West 471.90 feet, thence leaving Long Green Pike and binding on the land of the petitioners herein, North 68 degrees 00 minutes West 345.40 feet, North 37 degrees 45 minutes East 816.75 feet, North 46 degrees 00 minutes West 767.25 feet, North 45 degrees 30 minutes East 396.00 feet, South 47 degrees 45 minutes East 717.7 feet, North 37 degrees 45 minutes East 5,055 feet and South 51 degrees 47 minutes East 74.25 feet to the place of beginning.

Containing 190 Acres of land more or less.



William S. Ulich



William S. Ulich

Title Summary for Zoning Purposes

#9 on Plat
2.0 Acres ±

Lylvan J. Smith - died 3/12/60 and
Ida M. Smith, h/w as to 1/2 interest
and
Vernon L. Smith - died 2/1/62 as to 1/2 interest

Ida M. Eckhart (formerly K/A Ida M. Smith)
Surviving Trustee under LW&T of Vernon L. Smith

10/15/82
Deed
EHK, Jr. 6446/750
1/2 interest

Mary M. Smith 4/12 of 1/2
Vernon L. Smith, Jr. 2/12 of 1/2
Courtenay James Smith 2/12 of 1/2
Patricia Ann Cuddy 2/12 of 1/2
Carole Louise Smith 2/12 of 1/2

Ida M. Eckhart
(formerly k/a Ida M. Smith)

10/15/82
Deed
EHK, Jr. 6446/756
2.0 Acres ±

Vernon L. Smith, Jr.
Margaret S. Smith h/w

Debbie Sullivan
Venable, Baetjer &
Howard

Title Summary for Zoning Purposes

1st Parcel on Plat
190 Acres

Lylvan J. Smith - died 3/12/60 and
Ida M. Smith, h/w as to 1/2 interest
and
Vernon L. Smith - died 2/1/62 as to 1/2 interest

Ida M. Eckhart (formerly Smith)
Surviving Trustee under LW&T
of Vernon L. Smith

10/15/82
Deed
EHK, Jr. 6446/750
1/2 interest

Mary M. Smith 4/12 of 1/2 interest
Vernon L. Smith, Jr. 2/12 of 1/2 interest
Courtenay James Smith 2/12 of 1/2 interest
Patricia Ann Cuddy 2/12 of 1/2 interest
Carole Louise Smith 2/12 of 1/2 interest

1/2 interest

Ida M. Eckhart
(formerly Smith)
1/2 interest

Debbie Sullivan
Venable, Baetjer &
Howard

Title Summary for Zoning Purposes

2nd Parcel on Plat
38.5 Acres

Lylvan J. Smith - died 3/12/60 and
Ida M. Smith, h/w as to 1/2 interest
and
Vernon L. Smith - died 2/1/62 as to 1/2 interest

Ida M. Eckhart (formerly Smith)
Surviving Trustee under LW&T of
Vernon L. Smith

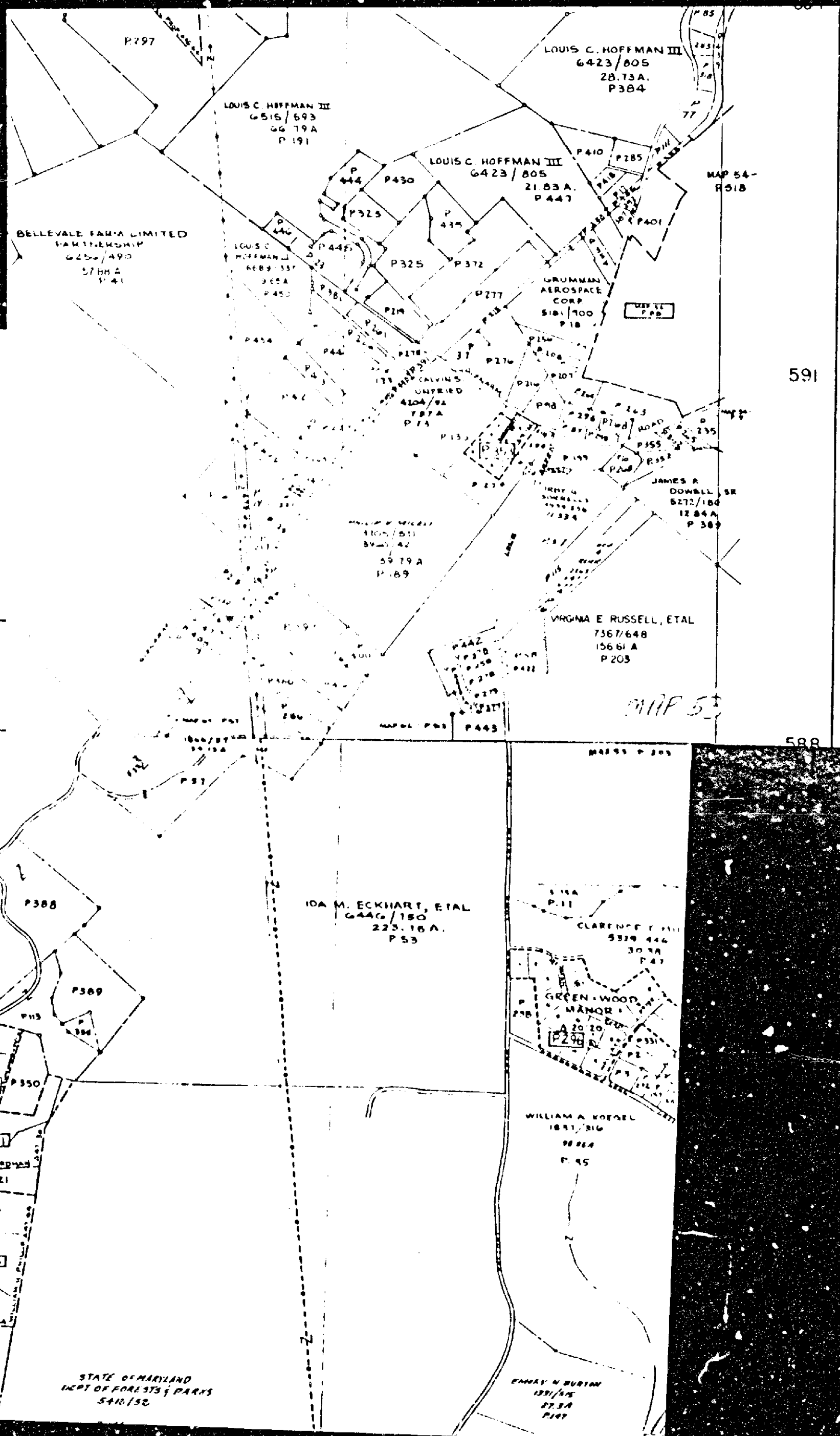
10/15/82
Deed
EHK, Jr. 6446/750
1/2 interest

Mary M. Smith 4/12 of 1/2 interest
Vernon L. Smith, Jr. 2/12 of 1/2 interest
Courtenay James Smith 2/12 of 1/2 interest
Patricia Ann Cuddy 2/12 of 1/2 interest
Carole Louise Smith 2/12 of 1/2 interest

1/2 interest

Ida M. Eckhart
(formerly Smith)

Ruth E. Steger
5/11/82
Deed
EHK Jr 6394/253



TITLE Description
LIEP6446 PAGE 750

THIS DEED, Made this 15th day of October, in the year nineteen hundred and eighty-two, by and between IDA M. ECKHART, Trustee under the Last Will and Testament of Vernon L. Smith, of Baltimore County, State of Maryland, party of the first part, and MARY M. SMITH, VERNON L. SMITH, JR., COURTENAY JAMES SMITH, PATRICIA ANN CUDDY and CAROLE LOUISE SMITH, of the State of Maryland, parties of the second part.

WITNESSETH, That in consideration of the sum of One Dollar, IDA M. ECKHART, Trustee under the Last Will and Testament of Vernon L. Smith, in pursuance of the power and authority vested in her under and by virtue of said Will, does grant and convey unto MARY M. SMITH, an undivided four-twelfths (4/12ths) interest of an undivided one-half (1/2) interest, and does grant and convey unto VERNON L. SMITH, JR., an undivided two-twelfths (2/12ths) interest in an undivided one-half (1/2) interest, and does grant and convey unto COURTENAY JAMES SMITH an undivided two-twelfths (2/12ths) interest in an undivided one-half (1/2) interest, and does grant and convey unto PATRICIA ANN CUDDY an undivided two-twelfths (2/12ths) interest in an undivided one-half (1/2) interest, and does grant and convey unto CAROLE LOUISE SMITH an undivided two-twelfths (2/12ths) interest in an undivided one-half (1/2) interest, their personal representatives and assigns, in fee simple, in and to all that tract of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEING all of the land and premises particularly described and referred to in a Deed dated August 18, 1952, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2748, folio 152, from Lylvan J. Smith, et al. to Baltimore County Realty Corporation, to which Deed reference is hereby made for a more particular description.

BEING all and the same property which by Deed dated August 18, 1952, and recorded among the Land Records aforesaid in Liber G.L.B. No. 2748, folio 151, was granted and conveyed by Baltimore County Realty Corporation unto Lylvan J. Smith and Ida M. Smith, his wife, as to an undivided one-half interest and unto Vernon L. Smith as to the remaining undivided one-half interest, in fee simple. The said Vernon L. Smith has heretofore departed this life on February 1, 1962, and by the terms of his Last Will and Testament dated January 5, 1962, and recorded in the Office of the Register of Wills for Baltimore

STATE DEPARTMENT OF
RECORDS & CERTIFICATION
NOT APPLICABLE
Per [Signature]

ANNUAL CHARTERED TAX
NOT APPLICABLE
Per [Signature]

TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY MARYLAND
Per [Signature]
AUTHORITY: Sec. 11.25 - G

#73

PLAT TO ACCOMPANY
PETITION FOR SPECIAL
HEARING TO TRANSFER
DENSITY IN RC 2 ZONE

11TH ELECTION DISTRICT
BALTIMORE COUNTY MD

PROPERTY OF
IDA M. ECKHART ET AL.

THIS PLAT TO
ACCOMPANY VARIANCE
PETITION



W. W. W. W.

510.63

328.59

739.19

PARCEL 2
VERNON SMITH JR
4 ACRES ±

HEIGHT 17'
BRICK DWELLING

HEIGHT 125'

RC 2

RC 5

216.43

310.80

HEIGHT IS TO PAVEMENT

TRACTOR
SHED

48'

57'

RC 2
RC 5

HEIGHT 125'

70.13

86.95

115

20' HEIGHT
ST. JAMES
CHURCH

100

HEIGHT 17'
FRAME
SHED

HEIGHT 17'
FRAME
SHED

PARCEL 1

ADDRESS 1

BRICK & FRAME
GARAGE
HEIGHT 17'

MARY SMITH

BRICK
DWELLING
HEIGHT 17'

316.32

50'

BRICK
DWELLING
HEIGHT 16'

144'

HEIGHT 17'
GARAGE

IDA M. ECKHART

FRAME
GARAGE
HEIGHT 17'

BRICK
DWELLING
HEIGHT 16'

31'

BRICK
DWELLING
HEIGHT 14'

326.60

155'

8.08

275.30

LONG GREEN PIKE

LONG GREEN PIKE

AUGUST 14/87 SCALE 1" = 40'

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204